

Legend

- Railroad
- Road
- Zoning Boundary
- Municipal Boundary
- Tax Parcels
- Water Body



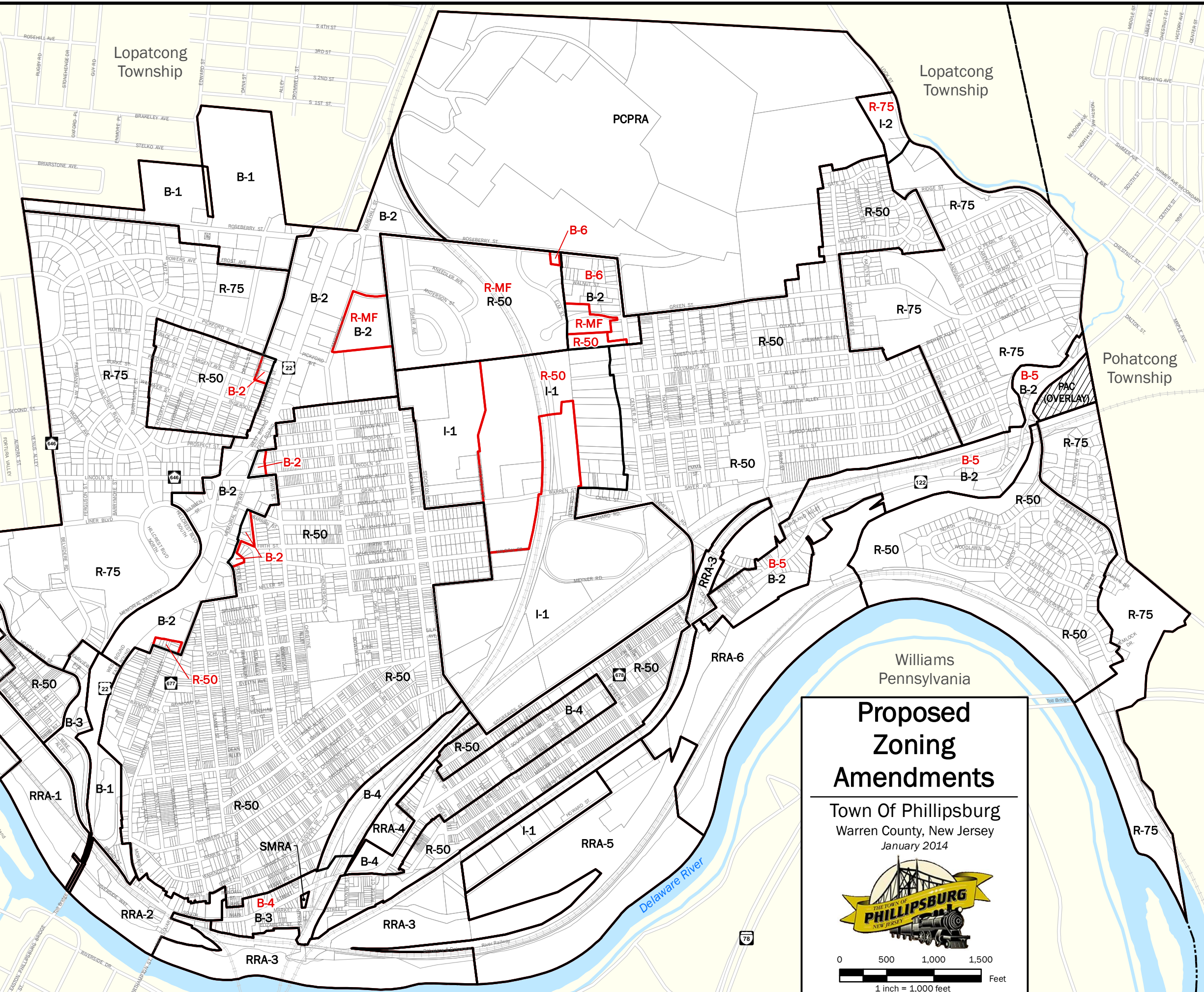
Existing Zoning Districts

- R-50 Residential - 5,000 S.F. Lots
- R-75 Residential - 7,500 S.F. Lots
- B-1 Office - General
- B-2 Business - General
- B-3 Office - Central Business District
- B-4 Business - Central Business District
- I-1 Industrial - Light
- I-2 Industrial - Heavy
- RRA-1 Riverfront Redevelopment Area - Industrial
- RRA-2 Riverfront Redevelopment Area - Union Square
- RRA-3 Riverfront Redevelopment Area - Recreational/Heritage
- RRA-4 Riverfront Redevelopment Area - Mixed Use
- RRA-5 Riverfront Redevelopment Area - Riverside Residential
- RRA-6 Riverfront Redevelopment Area - Riverside Commercial
- PCPRA Phillipsburg Commerce Park Redevelopment Area
- SMRA 168-172 South Main Redevelopment Area
- PAC Planned Adult Community Overlay

Proposed Zoning Districts

- B-5 Business - South Main
- B-6 Business - Neighborhood
- R-MF Residential - Multi Family

PROPOSED AMENDMENTS ARE SHOWN IN RED



Proposed Zoning Amendments

Town Of Phillipsburg
Warren County, New Jersey
January 2014

0 500 1,000 1,500
Feet
1 inch = 1,000 feet

Data Sources:
Town of Phillipsburg,
NJGIN 2011 ModVI Data,
NJDEP, NJDOT,
NJ Highlands Council
PADOT, PAPSU And
Other Data: Warren County GIS

Van Cleef
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